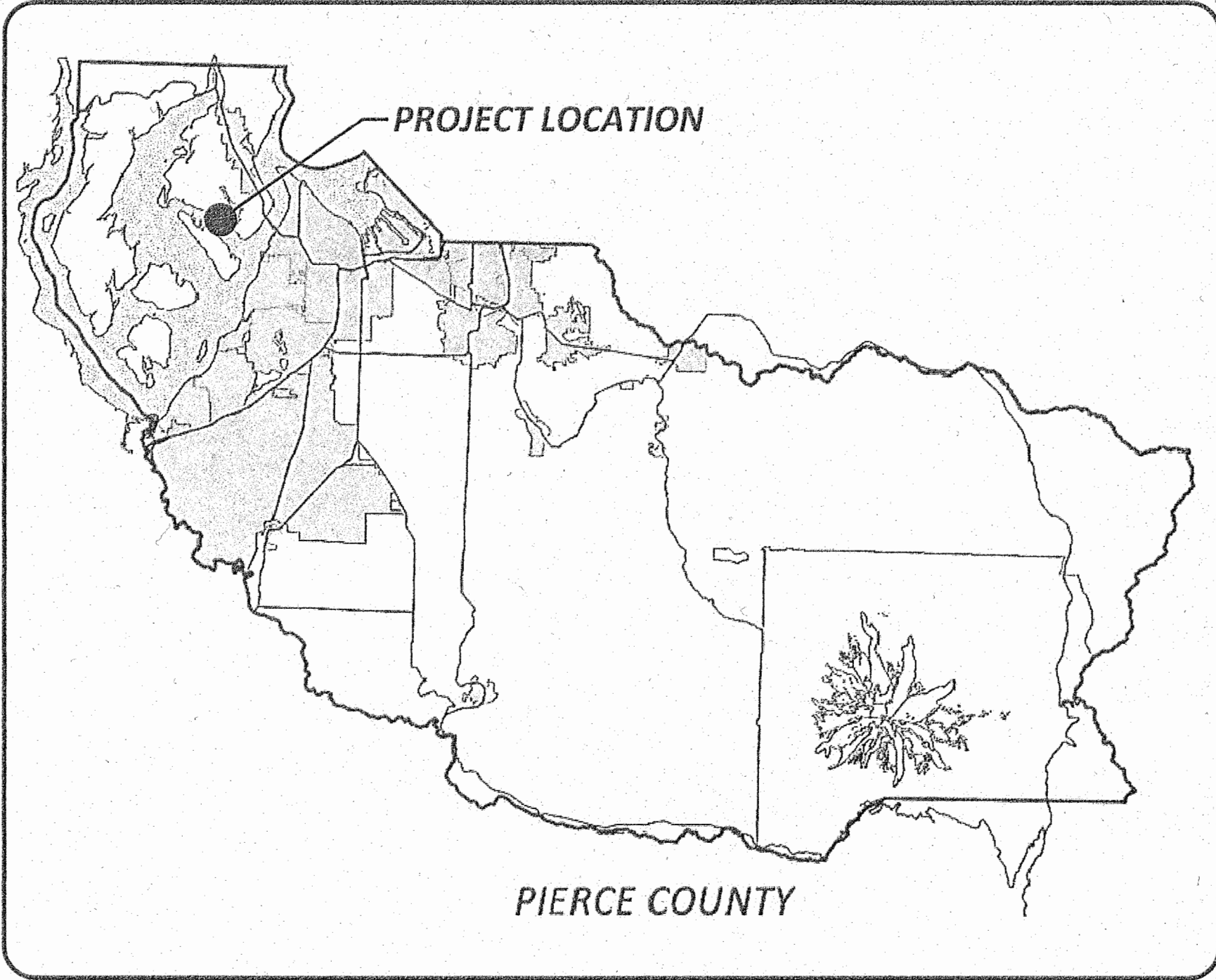


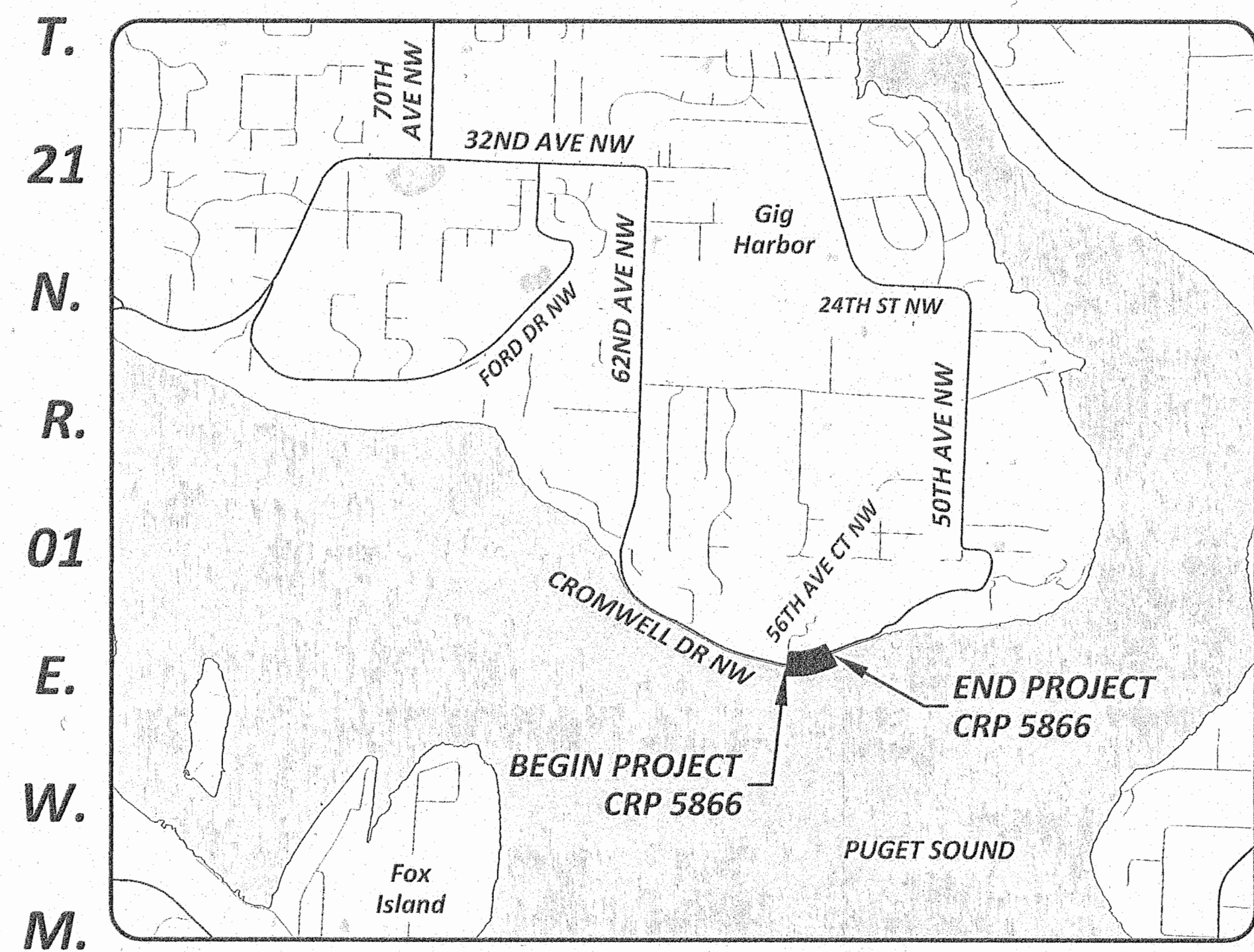
CROMWELL DRIVE NW
56TH AVE CT NW TO 100 FT E/O 56TH AVE CT NW
CRP 5866
RIGHT-OF-WAY PLANS

- 1 COVER SHEET
- 2 RIGHT-OF-WAY PLAN

INDEX



LOCATION MAP



VICINITY MAP



DRAWN BY: A. EDWARDS	BOOK NO.: N/A
DESIGNED BY: A. EDWARDS	SURVEYED BY: G. DUSSUALT/J. AMES
CHECKED BY: B. NORTON	DATE SURVEYED: SEPT. 2018
REVIEWED BY: K. SHANER, P.E.	DATE PLOTTED: September 19, 2019

NO.	DATE	REVISION	BY	APPROVED

Pierce County
Planning & Public Works
Office of the County Engineer
Tacoma Mall Office Building
4301 South Pine Street, Suite 628
Tacoma, Washington 98409
An APWA Accredited Agency

Office of the County Engineer
APPROVED BY:

BRIAN D. STACY, P.E. 9-24-19 DATE
ARNIE SHEPPARD, P.E., PMP
FIELD ENGINEERING SECTION MANAGER

CROMWELL DRIVE NW
56TH AVE CT NW TO 100 FT E/O 56TH AVE CT NW
COVER SHEET
CRP 5866

SHEET
1
OF
2

LEGEND (EXISTING)

	RIGHT-OF-WAY CENTERLINE
	RIGHT-OF-WAY LINE
	PROPERTY LINE
	SECTION LINE
	ROAD CENTERLINE
	EDGE OF ASPHALT
	FLOW LINE
	CONCRETE CURB
	RETAINING WALL TOP & BOTTOM
	GUARDRAIL
	TOP OF BANK
	TOE OF SLOPE
	STORM DRAIN
	CATCH BASIN
	SIGN
	TRAFFIC SIGN
	MAILBOX
	FOUND MONUMENT
	TREES
	EASEMENT
	PARCEL NUMBER
	OWNER INFORMATION

LEGEND (PROPOSED)

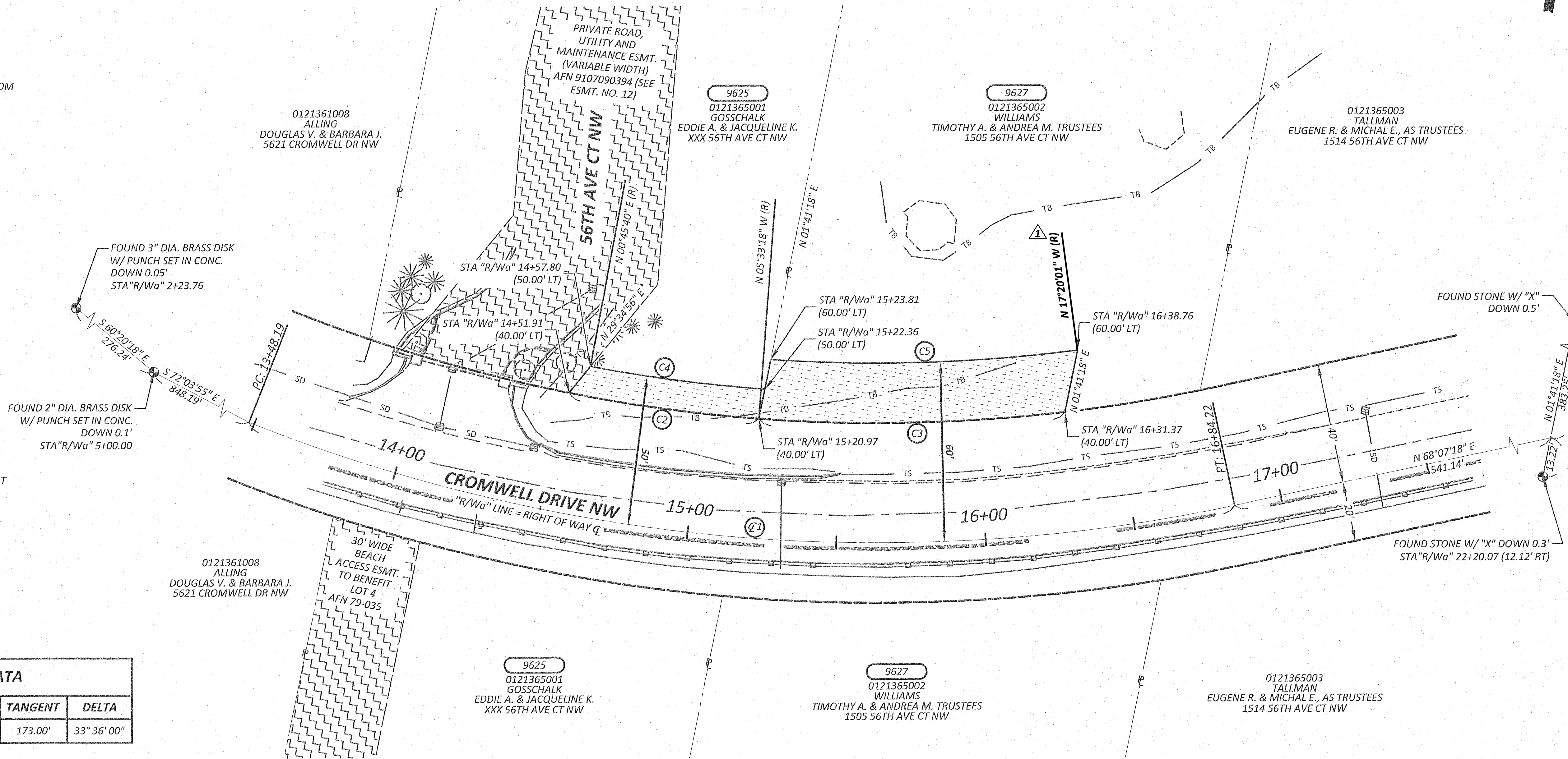
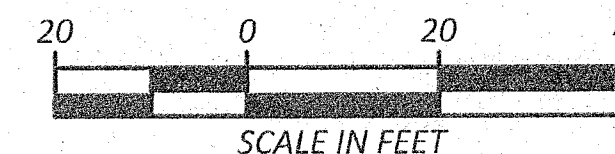
	SLOPE AND TIEBACK EASEMENT
--	----------------------------

T. 21 N., R. 1 E., W. M.

NE 1/4 NE 1/4
SEC. 36

NOTE:

PROPERTY LINES OF THE ADJACENT PARCELS SHOWN ON THESE PLANS ARE LOCATED BY INTERPRETATION OF DEEDS AND OTHER INFORMATION FOUND IN THE PUBLIC RECORD AND SHOULD NOT BE CONSTRUED AS AN ACTUAL SURVEY.



R/W & CURVE DATA

CURVE	PI STATION	RADIUS	LENGTH	TANGENT	DELTA
C1	15+21.19	573.00'	336.02'	173.00'	33° 36' 00"

R/W CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C2	533.00'	64.24'	32.16'	6° 54' 21"
C3	533.00'	102.69'	51.51'	11° 02' 21"
C4	523.00'	58.93'	29.49'	6° 27' 19"
C5	513.00'	102.92'	51.63'	11° 29' 41"

OWNERSHIP

PARCEL NO.	NAME	TOTAL AREA	R/W ACQUISITION	REMAINDER	SLOPE AND TIEBACK EASEMENT
9625	GOSSCHALK, EDDIE A. & JACQUELINE K.	43,560 S.F.	0.5 F.	43,560 S.F.	616 S.F.
9627	WILLIAMS, TIMOTHY A. & ANDREA M., TRUSTEES	43,996 S.F.	0.5 F.	43,996 S.F.	2,056 S.F.

DATUM:
HORIZONTAL: NAD 83 (2011)2010 & WSPC SOUTH ZONE.
VERTICAL: NAVD 88 (NAD83 2011) GEOID 12A (PIERCE COUNTY RTN CORS)

BASIS OF BEARING:
S 60° 20' 18" E WAS HELD BETWEEN A 3" BRASS SURFACE MONUMENT NEAR 5919 CROMWELL DR. NW AND A 2" BRASS SURFACE MONUMENT APPROX. 275' SE ALSO ON CROMWELL DR. NW.

PROJECT TBM "1": CHISELED SQUARE ON THE NORTH FACE SEAWALL, EAST SIDE PRIVATE BOAT RAMP APPROXIMATELY 130' EAST OF 56TH CT NW.
ELEV.: 13.69USF

DRAWN BY: A. EDWARDS	BOOK NO.: N/A
DESIGNED BY: A. EDWARDS	SURVEYED BY: G. DUSSUALT/J. AMES
CHECKED BY: B. NORTON	DATE SURVEYED: SEPT. 2018
REVIEWED BY: K. SHANER, P.E.	DATE PLOTTED: September 19, 2019

NO.	DATE	REVISION	BY	APPROVED
1	4/21/2020	ADDED BEARING NOTE	ARE	

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